



348 LAZOR RD, COMOX



\$2,650,000



6.59 Acres



R3.3 Zoning



Town of Comox

Discover a truly remarkable acreage within the Town of Comox. This picturesque 6.59 acre property provides the perfect collage of ocean views, mature forest, meadows & has exceptional development potential. With ample space and favourable topography, this property is ideal for building a custom home, or subdividing. Acreage within R3.3 zoning allows flexibility in selecting your dream project. Utilities, including municipal water & power, are available at the property line. Situated in a desirable area of Comox near Pt Holmes Beach, this property is close to amenities. Enjoy easy access to beautiful beaches, trails, and the public boat ramp. With southern exposure, this property is soaked in sun, ideal for all seasons. This property offers not just a place to live, but a lifestyle defined by a true connection to nature. Whether you're looking to build your forever home or seeking a unique investment opportunity, this property is a rare find that promises an extraordinary future.



## 348 LAZO RD, COMOX



### PROPERTY

- 6.59 ACRES IN THE TOWN OF COMOX
- SOUTHERN EXPOSURE
- OCEAN VIEWS AND OCEAN ACCESS
- R3.3 ZONING; LARGE RESIDENTIAL
- POTENTIAL FOR SUBDIVISION
- 2 PROPERTY ACCESS POINTS
- MUNICIPAL WATER CONNECTION
- ADDITIONAL AQUIFER FED WELL ON SITE
- FIRE HYDRANT WITHIN CLOSE PROXIMITY
- BC HYDRO POWER CONNECTION AVAILABLE
- PRELIMINARY SUBDIVISION DRAWINGS COMPLETED
- DEVELOPMENT PERMIT AREA (DPA'S) COMPLETED
- PROPERTY IS BEING SOLD "AS IS"
- PROPERTY DENSITY UNDER REVIEW (SEE BILL 44)
- CURRENTLY NO DEVELOPMENT PERMIT IN PLACE
- DPA REPORTS AVAILABLE FOR REVIEW WITH SIGNED NON DISCLOSURE AGREEMENT

## 348 LAZO RD, COMOX

### Q. WHAT IS THE SUBDIVISION POTENTIAL?

- Without re-zoning up to five lots fit into the allowable square footage.
- A single family dwelling is allowed without a Development Permit.
- Bill 44 could change the zoning density.

### Q. WHAT KIND OF POWER IS AVAILABLE?

According to BC Hydro there is a transformer on Kye Bay Rd that would currently allow 200 AMP to the property for a single family detached home or to a potential subdivision.

### Q. IS WATER AVAILABLE TO THE PROPERTY?

- City water available to the property
- Additional aquifer fed well on site
- Fire hydrant within close proximity

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### Q. WHAT IS A DEVELOPMENT PERMIT AREA? (DPA)

A Development Permit Area (DPA) is a set of development regulations that affect a specific area.

### Q. WHAT DPA'S ARE REQUIRED THIS PROPERTY?

- The following DPA's are required and **completed**:
  - Blue Herons
  - Eagles
  - Gary Oaks
- The environmental studies for the above mentioned DPA's have been finalized and are ready for submission to the Town of Comox for review. These reports are essential components of the Development Permit application. **(A development permit application has not been applied for.)**
- According to the environmental studies, no red flags were raised.
- Map of Gary Oakes available with a non disclosure agreement.



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# SITE MAP

## 348 LAZO RD, COMOX





LOT LINES

348 LAZO RD, COMOX





*THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.*

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**109. R3.3 SINGLE-FAMILY - LARGE LOT**

**109.1 Permitted Uses:**

In the R3.3 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach Houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)
- (9) Urban Produce Production (Add #1987 Nov 17/21)

**109.2 Conditions of Use:**

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)  
(Rep #1861 Sep 20/17)  
(Add #1861 Sep 20/17)
- (2) Coach Houses shall (Rep #1909 Apr 17/19):
  - (a) not be permitted on a parcel on which a secondary suite exists;
  - (b) not be permitted on a parcel where the parcel area is less than 500 m<sup>2</sup>;
  - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
  - (d) have a parcel coverage not exceeding 10%;
  - (e) be located in a rear yard;
  - (f) in combination with the gross floor area of accessory buildings, not exceed:
    - i. 50 m<sup>2</sup> in gross floor area, where the parcel area is less than 650 m<sup>2</sup>;
    - ii. 60 m<sup>2</sup> in gross floor area, where the parcel area is equal to or greater than 650 m<sup>2</sup> and less than 1,000 m<sup>2</sup>; and
    - iii. 70 m<sup>2</sup> in gross floor area, where the parcel area is equal to or greater than 1,000 m<sup>2</sup>.
  - (g) for the purpose of sub-section (f) only, gross floor area shall:
    - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m<sup>2</sup> and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
    - ii. exclude one accessory building less than 10 m<sup>2</sup>; and
    - iii. exclude one room less than 40 m<sup>2</sup> in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
  - (h) not exceed 10.0 m<sup>2</sup> roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
  - (i) not exceed in height:
    - i. 4.5 metres, where the coach house gross floor area is less than 50 m<sup>2</sup>; and



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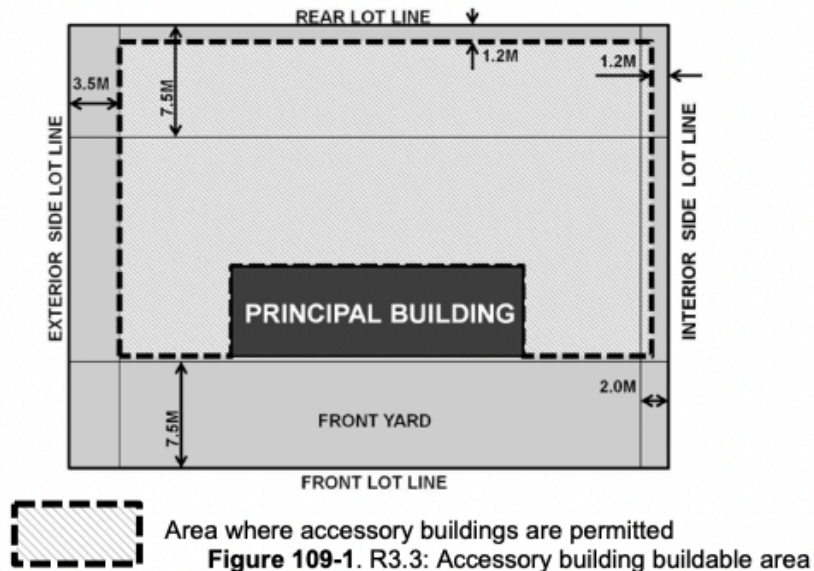
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- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m<sup>2</sup>;
  - (j) not be located closer than 4.0 metres to a principal building;
  - (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
  - (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.
- (3) Coach Houses shall not be permitted (Add #1909 Apr 17/19):
- (a) on a parcel shown shaded in Appendix “F”; and
  - (b) on a parcel shown shaded in Appendix “G” that has a parcel area less than 1,500 square metres.
- 109.3 Density:**  
n/a
- 109.4 Parcel Area:**
- (1) All lands shown shaded in Appendix “G” – parcel area shall not be less than 5,000 square metres.
  - (2) All lands shown shaded in Appendix “H” - parcel area shall be not less than 3,500 square metres.
  - (3) All other lands - parcel area shall not be less than 20,000 square metres.
- 109.5 Parcel Frontage:**  
Parcel frontage shall not be less than 20.0 metres.
- 109.6 Parcel Depth:**  
Parcel depth shall not be less than 50.0 metres.
- 109.7 Parcel Coverage:**  
Parcel coverage shall not exceed 30% or 500 square metres, whichever is lesser.
- 109.8 Height and Storeys:**
- (1) Height shall not exceed 9.0 metres.
  - (2) The number of storeys shall not exceed 2.
- 109.9 Required Setbacks:**
- (1) Front  
Front setback shall not be less than 7.5 metres.
  - (2) Rear  
Rear setback shall not be less than 7.5 metres.
  - (3) Side – interior  
Interior side setback shall not be less than 2.0 metres.
  - (4) Side – exterior  
Exterior side setback shall not be less than 3.5 metres.
- 109.10 Accessory Buildings**  
Accessory buildings shall
- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)

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- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m<sup>2</sup> in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
  - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
  - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 109-1.
- (7) chicken coops shall:
  - (a) not exceed 2.5 metres in height;
  - (b) not exceed 5.0 m<sup>2</sup> in gross floor area;
  - (c) not be located closer than 1.0 metre to a principal building or a coach house;
  - (d) be located in a rear yard; and,
  - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to an exterior side lot line. (Add #1987 Nov 17/21) (Del #1909 Apr 17/19)





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**109.11 Screening**

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

**109.12 Off-Street Parking and Loading**

Off-street parking and loading shall be provided in accordance with Section 6.

**109.13 Other Requirements:**

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.



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**GET IN TOUCH**

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